

**ADDENDUM TO
THE ENVISION SAN JOSÉ 2040 GENERAL PLAN
FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT
(SCH# 2009072096)**

Pursuant to Section 15164 of the CEQA Guidelines, the City of San Jose has prepared an Addendum to the Envision San Jose 2040 General Plan Final Environmental Impact Report (2040 General Plan FEIR) because minor changes made to the project, as described below, do not raise important new issues about the significant impacts on the environment.

File Number and Project Name: C15-012 Story Road Pre-Zoning

Pre-zoning from unincorporated County to PQP Public/Quasi Public Zoning District, on a 0.77 gross acre site. **Location:** The project is located on the northeast corner of Roehampton Avenue and Story Road (14335 Story Road). **Assessor's Parcel Number:** 601-37-025. **Council District:** 5.

The environmental impacts of this project were addressed by a Final EIR entitled, "Envision San Jose 2040 General Plan Final Program Environmental Impact Report," and findings were adopted by City Council Resolution No. 76041 on November 1, 2011. Specifically, the following impacts were reviewed and found to be adequately considered by the EIR:

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|---|---|---|
| <input checked="" type="checkbox"/> Traffic and Circulation | <input checked="" type="checkbox"/> Soils and Geology | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Hazardous Materials | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Urban Services | <input checked="" type="checkbox"/> Biotics | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Airport Considerations | <input type="checkbox"/> Microclimate |
| <input checked="" type="checkbox"/> Energy | <input type="checkbox"/> Relocation Issues | <input checked="" type="checkbox"/> Construction Period Impacts |
| <input checked="" type="checkbox"/> Water Quality | <input checked="" type="checkbox"/> Utilities | <input checked="" type="checkbox"/> Facilities and Services |
| <input type="checkbox"/> Greenhouse Gas Emissions | | |

ANALYSIS:

The proposed project was analyzed for environmental impacts resulting from the pre-zoning and was found to be adequately analyzed, in all resource areas except for Greenhouse Gas Emissions, by the Envision San Jose 2040 General Plan Final Program Environmental Impact Report (FEIR).

The Bay Area Air Quality Management District (BAAQMD) established three thresholds of significance standards for determining if a development project would have a significant impact due to GHG emissions. These standards are: (1) demonstrated compliance with a qualified Greenhouse Gas Reduction Strategy; or (2) have annual GHG emissions of less than 1,100 metric tons of carbon dioxide equivalent per year (MT of CO₂e/yr); or (3) have annual GHG emissions of less than 4.6 metric tons per service population (residents plus employees). Projects that meet one of these three standards are considered to have a less-than-significant project impact for GHG emissions.

The BAAQMD, in their 2010 California Environmental Quality Act Air Quality Guidelines (2011 Update), established operational GHG screening criteria for GHG emissions based on land use type and project size using default emission assumptions in the URBEMIS GHG emission model. Projects smaller than the applicable screening criteria for the subject land use will not exceed the 1,100 MT of CO₂e/yr GHG threshold of significance, and therefore will be considered to have a less than significant impact for GHG emissions. Projects larger than the BAAQMD screening criteria for the subject land use are required to analyze operational GHG emissions to determine if a significant GHG emission impact would occur.

The project includes the rezoning of an approximate 0.77 gross acre site from unincorporated County to PQP Public/Quasi Public Zoning District for the purpose of allowing a set of publicly serving uses. Potential publicly serving uses include auditoriums, schools, research institutions, libraries, and other similar publicly-oriented institutional land uses with associated incidental commercial uses supporting such publicly-oriented institutional land uses.

A 1,474 sq ft. square foot residence (3 bed/1 bath house) currently exists on the property. Due to the size of the site (0.77 gross acres) and the provision of off-street parking required by the Municipal Code, any future redevelopment of the site or change in land use in accordance with the new PQP Zoning District will be limited in scale and will likely be below the BAAQMD's operational GHG screening criteria. However, if future redevelopment of the site includes publicly-oriented uses that generate significantly more traffic than the existing use, a GHG analysis will be required at the Site Development or Conditional Use Permit stage to confirm that GHG emissions will be below BAAQMD thresholds.

Future development and uses on the site will be required to comply with General Plan Policies established for the purpose of reducing GHG emissions and will not conflict with any other applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project is therefore considered to have a less than significant impact for GHG emissions.

No new or more significant environmental impacts beyond those identified in the Envision San Jose 2040 General Plan Final Program Environmental Impact Report (FEIR) have been identified, nor have any new mitigation measures or alternatives which are considerably different from those analyzed in the FEIR been identified.

This Addendum will not be circulated for public review, but will be attached to both the Strategy 2000 FEIR and the 2040 General Plan EIR, pursuant to CEQA Guidelines §15164(c).

Harry Freitas, Director
Planning, Building and Code Enforcement

9/30/15
Date

Meenaxi R. P.
Deputy

Project Manager: Krinjal Mathur